

134.0

0005

0014.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,031,300 / 1,031,300
USE VALUE: 1,031,300 / 1,031,300
ASSESSED: 1,031,300 / 1,031,300**Patriot**
Properties Inc.**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
20		MENOTOMY ROCKS DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DE COURCEY THOMAS E-ANNE	
Owner 2:	
Owner 3:	

Street 1: 20 MENOTOMY ROCKS DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WEINSTOCK MATTHEW P/MARTHA -	
Owner 2: -	

Street 1: 20 MENOTOMY ROCKS DRIVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .255 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1969, having primarily Vinyl Exterior and 2039 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11122	Sq. Ft.	Site			0	80.	0.68	9									602,928						602,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11122.000	428,400		602,900	1,031,300		86515
							GIS Ref
							GIS Ref
							Insp Date
							05/25/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	428,400	0	11,122.	602,900	1,031,300		Year end	12/23/2021
2021	101	FV	428,400	0	11,122.	602,900	1,031,300		Year End Roll	12/10/2020
2020	101	FV	428,400	0	11,122.	602,900	1,031,300		Year End Roll	12/18/2019
2019	101	FV	355,200	0	11,122.	565,200	920,400	920,400	Year End Roll	1/3/2019
2018	101	FV	356,500	0	11,122.	467,300	823,800	823,800	Year End Roll	12/20/2017
2017	101	FV	356,500	0	11,122.	429,600	786,100	786,100	Year End Roll	1/3/2017
2016	101	FV	356,500	0	11,122.	391,900	748,400	748,400	Year End	1/4/2016
2015	101	FV	319,700	0	11,122.	384,400	704,100	704,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEINSTOCK MATTH	50608-202		1/17/2008		622,000	No	No		
MAC KILLOP DORO	41352-286		11/3/2003		512,000	No	No		
MACKILLOP DOROT	26867-323		11/29/1996			1	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2011	265	Manual	2,500					repair roof rafter
1/10/2011	26	Redo Kit	35,750					
2/1/2010	71	New Wind	13,000					REPLACE 12 WINDOWS
3/14/2006	169	Re-Roof	6,000					
10/6/2004	980	New Wind	3,105					REPL 3 WNDWS

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	Meas/Inspect	HS	Hanne S
11/6/2008	Meas/Inspect	163	PATRIOT
3/18/2004	MLS	HC	Helen Chinal
12/1/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
7/9/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA

